

CAPSULE SUMMARY

Brookdale, developed between 1934 and 1950, is a distinctive neighborhood in lower Montgomery County adjacent to the Washington, D.C. border and immediately west of the Friendship Heights commercial district. The community has an unusual degree of cohesion due to the fact that the same builder and his successor company, Cooper Lightbown & Sons (later Associates), developed the neighborhood. Brookdale is distinguished by fine craftsmanship and architectural flourishes that go beyond what was typical during the Depression and into the war years. Beyond the architecture, there is an environmental quality that suggests more of a rural village than a community adjacent to an upscale urban center. This village-like quality is evoked by the cottage-style architecture, a lack of sidewalks, and the nature of its landscaping, which includes mature trees and cottage-style plantings. Specifically, the architectural styles represented are primarily English in origin, with many favoring an English Cottage or Cotswolds appearance.

The community is significant in the areas of: 1) community planning and development, and 2) architecture. Its period of significance is from 1934, the year in which it was founded, and 1950, when the neighborhood reached maturity. Brookdale is significant for the first criterion because it was designed to be a cohesive community that evoked the peace and quiet of an English village while it acknowledged the rightful place of the automobile and the importance of the most up-to-date technological systems. Regarding the second criterion, the community is significant for its architecture both because of its stylistic cohesiveness and the caliber of materials used to construct the houses. Brookdale represents a high-quality, middle-class neighborhood of distinctive homes that were developed at a time when house sizes were shrinking and architectural details were minimized on a national scale. In addition, the community represents the pinnacle of Mr. Lightbown's career,

having been largely developed between 1934 and 1941, the latter being the year he died.

Lightbown's success in architectural design is evidenced by the reverence with which Brookdale owners and realtors still hold him today. From an integrity perspective, the neighborhood looks very similar to its appearance in the initial decades primarily owing to the fact that the craftsmanship of the houses has ensured their overall integrity. In sum, Brookdale manifests a strong sense of place, conveying as it does the feel of a small English village just beyond the border of bustling Washington, D.C. The neighborhood is one of a premier group of communities in lower Montgomery County that reflect the best of early automobile-based suburbs.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:35-159

1. Name of Property

(indicate preferred name)

historic Brookdale

other Brookdale Neighborhood Conservation District

2. Location

street and number Roughly bounded by Western Ave, Dover Rd, Keokuk St, Westport and Cortland Rds ___ not for publication

city, town Chevy Chase

___ vicinity

county Montgomery

3. Owner of Property

(give names and mailing addresses of all owners)

name Various

street and number

telephone

city, town

state

zip code

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber various folio

city, town Rockville

tax map

tax parcel

tax ID number

5. Primary Location of Additional Data

- ___ Contributing Resource in National Register District
___ Contributing Resource in Local Historic District
___ Determined Eligible for the National Register/Maryland Register
___ Determined Ineligible for the National Register/Maryland Register
___ Recorded by HABS/HAER
___ Historic Structure Report or Research Report at MHT
XX Other: FRR Mont 22 (MHT Library)

6. Classification

Category	Ownership	Current Function	Resource Count
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> landscape	___ buildings
<input type="checkbox"/> site		<input type="checkbox"/> recreation/culture	___ sites
<input type="checkbox"/> object		<input type="checkbox"/> defense	___ structures
		<input checked="" type="checkbox"/> domestic	___ objects
		<input type="checkbox"/> education	155
		<input type="checkbox"/> funerary	2
		<input type="checkbox"/> government	Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory

7. Description

Inventory No. M:35-159

Condition

<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

SUMMARY

The area surveyed for this inventory form includes the original subdivisions of Brookdale as platted between 1934 and 1947. Brookdale is a distinctive neighborhood in lower Montgomery County, adjacent to the Washington, D.C. border and immediately west of the Friendship Heights commercial district. The community is a Depression-era automobile suburb in origin. It has an unusual degree of cohesion due to the fact that the same builder and his successor company developed the neighborhood. Architecturally speaking, eight distinct house types (plus a few subtypes) give the neighborhood variety while keeping it consistent. These house types are organized primarily by roof form and number of stories. Multiple architectural factors visually unify the types and create an exceptionally harmonious neighborhood. These unifying factors include: the scale of the houses, their setback from the street, the role of dry stack retaining walls, the nearly ubiquitous use of white paint on brick exteriors; multi-colored, thickly shingled, slate roofs; use of native stone for architectural accents and retaining walls; boxed bay windows with scalloped slate or copper roofing; roof and wall dormers; operable shutters, including diagonal board and cut-out patterns; English door styles; the use of projecting wings to vary house footprints; open, post-supported porches to engage the house with the landscape; and attached or integral garages. The community is distinguished by extra architectural flourishes and fine craftsmanship. Beyond the architecture, there is an environmental quality that suggests more of a rural village than a community located at the edge of an upscale urban center. This bucolic quality is evoked by the lack of sidewalks and the nature of plantings, which include mature trees that stand amid predominately cottage-style gardens and liberal use of groundcover. In sum, Brookdale manifests a strong sense of place, conveying as it does the feel of a small English village just beyond the border of bustling Washington, D.C.

NARRATIVE DESCRIPTION

Brookdale is located on Montgomery County's boundary with the District of Columbia. It is approximately equidistant between the Potomac River and Rock Creek Park. See Figure 1. Its major intersection is Western Avenue and River Road. River Road roughly parallels the Potomac River. For the purposes of this report, Western Avenue is considered a north-south route, and River Road is east-west.

The study boundaries are Western Avenue and Brookdale Road on the east; Dover Road and Dover Court on the south; Dover Court, Keokuk, Murray, and Westport on the west; and Cortland Road and the GEICO property on the north. River Road bisects the survey area. See Figure 2. The neighborhood development pattern is shown in Figure 4.

The topography of the survey area is slightly different on either side of River Road. To the south of River Road, the land slopes downwards from the east to the west. Many of the houses in this section of Brookdale are placed upon a rise, elevated above the street. To the north of River Road, the land is flatter. While some of the houses are placed atop knolls, some are situated on flatter ground. Throughout the community, those houses that are situated on higher ground tend to have basement garages. Many original garage doors were still in place at the time of the survey. The house at 4605 *Overbrook* is a good example; with wood garage doors featuring small, square windows. A consistent pattern is found in the use of dry stack retaining walls to separate higher lawn from the lower driveway. In addition, native stone is also used for front walkways and steps.

The circulation design of the community adds to its bucolic character. Despite the fact that the neighborhood was likely developed with families and children in mind, there are no sidewalks, an omission that is (ironically) typical of early automobile-based neighborhoods in lower Montgomery County. The lack of sidewalks combined with the relatively narrow, curving and landscaped streets conveys a more pastoral approach rather than an urban design, giving the neighborhood its more rural feel. Many people have placed rough stones at the intersection of their lawn and the street to define that space (and protect their grass), but in a naturalistic way. A few of the houses feature white-painted picket fences in the front yard. While

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it is not probable that such fencing was original, it nonetheless adds to a countrified feel. The other unique feature that lends an English quality to the community is the presence of several paths in the neighborhood. There are two paths that lead from the intersection of Brookdale and Overbrook, and a path through Keokuk. A path from Westport also leads through the Geico site. These paths, in combination with the convenient location of the neighborhood, make Brookdale a definite walking community, as evidenced by pedestrians seen throughout the day.

The district's general character is wholly residential. It is characteristic of a mature automobile suburb, consisting primarily of brick dwellings set upon mown lawns with full-height trees and plenty of shrubs and vegetation. The built environment is a cohesive grouping of like-minded, but in no way monotonous residential structures. The street layout of the original Brookdale sections is dictated by blocks containing anywhere from nine houses up to 20 houses. The streets are either straight or slightly curved. There are only a handful of east-west running streets, while the majority of neighborhood streets run in a north-south pattern.

The architectural styles represented by the houses in the neighborhood are primarily English in origin, with many favoring an English Cottage appearance. There are also a handful of houses that convey a French Provincial look. Although a few houses could be said to exhibit a modest American Colonial Revival look, the overwhelming impression of the neighborhood appears to hark back to the English Cotswolds more than Philadelphia or Boston. This impression is due to the use of white paint, arched dormers, timbered porches, decorative brickwork, stone siding and retaining walls, substantial wooden lintels, and diamond-pane windows.

Single-family, detached dwellings are generally arranged to face directly to the street with a uniform setback of 25 feet. The houses sit on lots that typically range from 5,100 square feet to 6,000 square feet that are 55-60 feet wide by 85-100 feet deep. The physical relationship of the buildings to each other is moderately dense, but not urban in feel. The houses are placed mostly in the center of their lots. In some cases, irregular shape lots result in the placement of some houses sideways on their lots, so that the street view is of the side of the house. The scale of the houses ranges from one-and-a-half to two full stories. House footprints vary from the modest square to the slightly rectangular to the even more substantial L-shaped house. Trees are mostly placed closer to houses than to streets. There are both coniferous and deciduous varieties of trees.

The neighborhood looks very similar to how it must have looked during its initial decades, mostly because the craftsmanship was high enough to ensure strong integrity. Of the 157 houses in the survey area, only two are considered non-contributing, and this is because they are of more recent construction and do not resemble the original buildings in character or craftsmanship, nor have unique qualities on their own reflective of their recent vintage.

In addition to the strong use of quality materials, the fenestration and ornament of the houses is noticeable. Each house has a variety of windows of different sizes and types. Typical window types include metal casements and 6/6 sash. Many of the metal casements, contained within projecting bays on house facades, feature slight, copper roofs. The casement windows had integral storm windows, which may account for the preservation of many original windows. Many houses also feature leaded diamond-pane windows. Dormer windows are common, as are wall dormers that are, in effect, second-story windows that break the eave line. The wall dormers can feature either round-arched or peaked heads. Despite a good number of original window examples, window changes still remain the primary house change. Dormers that used to be casements and are now sliders are the most common change.

Original front doors can still be found on several Brookdale houses. They are often English Tudor in character, with iron hardware, strap hinges, and diamond-pane glass. Most houses have operable shutters, and several of these have cutout designs of trees and other figures. The most outstanding material of the survey area is the slate that can be found on most

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roofs. Brookdale's slate roofs are remarkable for their variety of light green, green, purple, purple and green mixed, and gray. The thick slate shingles have held up over time, with most people choosing to retain slate rather than re-shingle with asphalt or newer materials.

In general, the houses are in excellent condition, with window replacements representing the largest impact in terms of loss of original fabric. Many houses have received additions of one form or another, often off the back, but not infrequently off the side. In some cases, one-story appendages were raised to two stories. In general, additions have been compatible in scale and character. Fortunately, the number of houses with additions that project forward from the façade are quite minimal.

THE BUILDER AND ARCHITECTURE

Cooper Lightbown, a builder who had risen to prominence by 1918 in Palm Beach, Florida, built the majority of Brookdale houses. In fact, eighty percent, or 126 of the 157 houses within the survey area, were built during Mr. Lightbown's tenure as head of Cooper Lightbown and Sons. At some point in the late 1930s and probably continuing on after Mr. Lightbown's death in 1941, houses were designed by Mr. Lightbown's nephew, Charles Stanley Lightbown (known as Stanley).

Cooper Lightbown and his successor firm, Lightbown and Associates, created several house types for Brookdale, which have been identified by roof form, number of stories, and number of bays on the main block of the house (i.e., not counting additions, even if they are large scale). These house forms have also been catalogued in a database, included at the end of this inventory form. In all, there are eleven types, three of which are subtypes, making for a total of eight main types. They are described below, first by their roof form, and second by the order in which they were introduced into the neighborhood. Only one house type, Type 4, is organized by a principle other than its roof form.

REPRESENTATIVE HOUSE TYPES

TYPE 1

The Type 1 house has a side-gable roof structure. Three subtypes have been identified.

Type 1A: Side Gable, 2 Stories, Three Bays, First Introduced in 1934

There are a total of 57 houses that have been identified as Type 1A, which is 36% of the surveyed area. Some of these houses feature cutout patterns in the shutters, such as the tree pattern at 4602 Cooper Lane. Other houses, like 4605 Cooper Lane, feature clinker brick, being irregular shaped bricks that form a textured wall surface.

4507 Dalton Road (Figure 16) is a representative Type 1A house built in 1939 by Cooper Lightbown & Associates, Designers and Builders. The house has stone veneer on the first level to the bottom of the second-story windows. This house had six rooms, a breakfast alcove, two baths, and eight large closets. It originally sold for \$11,500.¹

4512 Dalton Road (Figure 19), built in 1940, is another fine example of a 1A house. It has three bays, two stories, a side gable roof, projecting portico hood over the front door, boxed bay casement windows to either side of the entry, windows that go straight up to the eave line, a pair of end chimneys, and a one-story attached garage.

¹Washington Post, 5-7-1939

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Type 1B: Side Gable, 1 ½ Stories, with a Projecting Section, First Introduced 1935

There are 45 houses identified as Type 1B, or 29% of the surveyed area. Some of these houses feature a false dovecot in the gable, like the one at 5203 Andover Road. Several also feature a characteristic, original English-style door, like that at 4601 Merivale Road.

4701 Dover Road (Figure 13) is a 1936 residence with a front porch wrapping around the side of the house to take advantage of its corner lot. The 1½-story side gable structure has a front-gable ell with polygonal bay window. The rather steeply pitched roof is covered with handsome purple-red slate shingles. When the house was advertised for sale in 1938 for \$12,750, it featured a living room with beamed ceiling, three bedrooms, three bathrooms on three levels and a basement recreation room with fireplace.²

4506 Dalton Road (Figure 18), built in 1938, has great integrity of both exterior and floorplan. There are three bedrooms, a living room, dining room, eat-in kitchen, pantry, and two and a half bathrooms. In the basement there is a pine-paneled recreation room, an additional bedroom (known today as the au-pair's room), laundry room and basement garage. The lot size of 8000 square feet is larger than most in Brookdale, being one lot plus part of an additional lot. The house has only had two owners. The original owners, the Kelloggs, sold in 2005 when the owner died at age 100.

Type 1C: Side Gable, 2 Stories, 2 Bays, First Introduced in 1936.

There are 4 houses identified in this type, or 2.5% of the surveyed area. Some of these houses feature untroweled mortar in the brickwork.

An intact example of this straightforward house type exists at 4709 Dover Road (Figure 20). Built in 1936, the house has a two-story, two-bay façade with a side gable roof and one end chimney. The garage is located in the basement level of a subsidiary, one-bay wing. The main two-bay block is raised on a slope, while the basement bay is placed at a lower level. This house is one of the few dwellings in the survey area lacking exterior white paint.

TYPE 2

The second house type is a hip-roof house form. There are two subtypes.

Type 2A: Hip Roof, 2 Stories, 3 Bays, First Introduced in 1934.

There are eight houses identified in this type, or 5% of the surveyed area. Some of these houses feature belt courses two thirds of the way up the façade wall, such as the case at 4603 Merivale Road.

4707 Dover Road (Fig 21) is a Type 2A house from 1936. It features the typical, three-bay arrangement under a hip roof, and front boxed-bays with casement windows. The second-floor windows reach right up to the eave line. There is distinctive stone quoining that highlights the entry around the front door.

5211 Andover Road (Fig 22) is another, high-quality example from 1939. This house also features the standard elements of a hipped roof, three bays, and two stories, but it also features round-arched wall dormers that break the slate, hip roof; boxed bay casements that flank the entry; and stone quoining around the front door. The round-arched wall dormers combined with the hipped roof and the quoining lend this particular building a French Provincial air, which still sits comfortably within the overall, English quality of the neighborhood.

² Washington Post advertisement 5-23-1937.

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Type 2B: Hip Roof, 2 Stories, 2 Bays, First Introduced in 1934

There are 20 houses identified in this type, or 12.7% of the surveyed area.

A pair of outstanding Type 2B houses, at 4702 and 4704 *Dover Road* (Fig 11), were built in 1937. These two houses each feature a hip roof and two stories. Although the pair of windows is combined into one, central bay, the house width remains that of the standard dimension for a two-bay house. What could have been a plain arrangement is made interesting by the first floor faceted bay with casements windows and the one-story screened porch and one-bay garage that flank the main block. The two houses are mirror images of one another and share a driveway. These houses also feature sawtooth brick cornices. The house at 4704 was Stanley Lightbown's own residence.

Type 3: Gable on Hip Roof, 2 Stories, First Introduced in 1934.

There are only two houses of this type, or 1.3% of the surveyed area.

One of the earliest houses in Brookdale, the residence at 4604 *Cooper Lane* was built in 1934. Its architecture is characterized by its tripartite windows in the façade and the catslide roof that contains the open, arched entry to the door. Its brick is more whitewashed than a pure, painted white.

4630 *River Road* (Fig 12) is one of the earlier Brookdale houses, and also is Type 3. This residence features the complex roof form with an overshoot eave sheltering a side-entry porch with round-arched opening. It was advertised for sale in 1935 for \$9,250, and the property was purchased by Millicent A. Harris in January 1936. Walls are brick veneer, and windows are original diamond-pane casements and 6/6 replacements. A front dormer has a slider window. Slate shingles are light green.³

Type 4: Half-Timbered Variations

There are five houses, representing 3% of the survey area, which are distinctive for their half timbering. These houses have varying roof forms and bay widths.

Although 4700 *Dover Road* (Fig 23) also would fit into the 2A category, its half-timbering places it into the Type 4 grouping. It features a shady, post-supported open porch that covers more than the width of the door, but not the entire façade.

4632 *River Road* (Fig 24) is another example of a Type 4 house. Featuring intersecting gable roofs, the house is most noteworthy for the half timbering apparent on several elevations.

Type 5: Gambrel Roof, 2 Stories, 3 Bays, First Introduced in 1938

There are four houses representing this type for a total of 2.5% of the surveyed area.

This house type is defined primarily by its gambrel roof and a second floor façade that is essentially one large shed dormer with three bays. These houses feature a pair of chimneys.

Examples of this type built in 1938 and 1939 can be found at 5208 *Andover Road* (1939 [Fig 17]), and 4637 *River Road* (1938).

³ *Washington Post* 9-15-1935; Deed 614:199 January 1936, Land Records.

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Type 6: Gable/Hip Cross Roof, 2 Stories, First Introduced in 1938

There are six houses representative of this group, or 3.8% of the surveyed area.

Many of Type 6 houses can be found along Cortland Road and Western Avenue. *4516 Cortland Road* (1939) is a typical example, with its L-shaped footprint and a pent roof that shelters the front entrance and a one-bay garage (Figure 25). Some of the previously open porches have been enclosed with screened or jalousie windows. Such is the case of the house at *4503 Cortland*.

Type 7: Gambrel or Gable Roof, 1 ½ Story, 2 Bay house, First introduced in 1947

Just under 2% of the surveyed area, being three houses, are representative of this house type.

Two good examples of Type 7 can be found at *5302* and *5308 Westport Road* (Figs 26 and 27). These rather diminutive houses are characterized by their low, cubic mass, which is contained under a prominent roof featuring small dormers.

Type 8: 1951 or later houses

Four houses, representing 2.5% of the survey area, were built post-1950. Although these houses relate to the neighborhood in varying degrees, overall they do not conform to the architectural features that signify the neighborhood's development.

Of all Type 8 houses, *5200 Westport Road* (Figure 28) is closest in appearance with earlier Brookdale houses. This residence has a prominent slate roof and white-painted brick exterior, but its roots are in New England Colonial architectural design, rather than in the English Cottage tradition.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates 1934; 1941

Architect/Builder Cooper C. Lightbown

Construction dates 1934-1950

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Significance Summary

The Brookdale community was developed between 1934 and 1941 by Cooper Lightbown and Sons, a small building firm that came to be known for the construction of fine homes for the middle class. The firm was distinguished by its high quality craftsmanship and modern technology even during the Depression. The community is significant in the areas of: 1) community planning and development, and 2) architecture. Its period of significance is from 1934-1950, from its founding until the time when the neighborhood reached maturity. Brookdale is significant for the first criterion because it was designed to be a cohesive community that evoked the peace and quiet of an English Village while it acknowledged the rightful place of the automobile and the importance of the most up-to-date technological systems. The community is significant for its architecture not only because of its cohesiveness but because the caliber of materials used to construct the houses is extremely high, especially during times of financial hardship. Brookdale represents a high-quality, middle-class neighborhood of distinctive homes that were developed at a time when house sizes were shrinking and architectural details minimized on a national level. In addition, the community represents the pinnacle of Mr. Lightbown's career, having been developed between 1934 and 1941, the latter being the year he died. Lightbown's success in architectural design is evidenced by the reverence with which Brookdale owners and realtors still hold him today.

Yet, the community faces the potential pressure of a highly convenient location to public transportation and commerce coupled with the nationwide trend of tearing down older houses to make way for substantially larger dwellings. The qualities that have the greatest potential to protect Brookdale from this adverse trend are the houses' strong integrity, their quality craftsmanship, and relatively generous size. What is interesting about the community's development is that these advantageous qualities were put in place despite the neighborhood's development during the latter half of the Great Depression and over the duration of the First World War.

Montgomery County Suburban Context

Despite its location just over the border with Washington, D.C., Brookdale is a product of the evolution of suburban development in Montgomery County. It represents an era when suburban ideals had become codified in building codes, zoning codes, and sanitary standards, but these systems were not always in place. The land that Brookdale sat upon, up until the 1930s, had been farms and orchards.

The history of suburban growth in Montgomery County began after the Civil War, but it jumped dramatically when the Metropolitan Branch of the Baltimore and Ohio (B&O) Railroad was built in 1873 linking Point of Rocks, Maryland to the heart of Washington. Land speculators bought farms and established suburban subdivisions, often in the absence of any commercial or community centers. Many of these failed due to lack of amenities and a failing economy.⁴ Those that succeeded varied in scale, market, comprehensiveness, and planning, but all were united by goals of being picturesque and accessible. Although many were marketed to wealthy

⁴ Clare Lise Cavicchi (née Kelly) *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*, M-NCPPC: Silver Spring, Maryland, 2001.

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Washingtonians, most of the B&O's pre-1890s suburbs resulted in homes for the middle class, comprised overwhelmingly of government workers. Some were planned as summer retreats, such as Forest Glen. Others, like Takoma Park and Garrett Park, were intended primarily for year-round residence.

In 1888, Frank Sprague introduced a practical electric street railway at Richmond, Virginia, accelerating national investment in suburban real estate and leading to changes in the Montgomery County landscape. Electric streetcars were faster and cheaper to build than steam railroads and reached well beyond the limits of horsecar or cable cars. In Montgomery County, the electric streetcar spurred developments to the northwest. Glen Echo and Glen Echo Heights (1889), Somerset Heights (1890), Chevy Chase (1892), Kenilworth (now North Chevy Chase, 1895), Friendship Heights (originally located just north and west of Chevy Chase, c.1900), and Drummond (north of Somerset, 1903) all were dependent upon the electric streetcar for their development.

Its bucolic setting combined with streetcar accessibility attracted Washingtonians to build country estates in the Bethesda area by the 1890s. Moreland (1894), James Oyster's House (1900) [later known as Strathmore Hall], and Walter Johnson's Farm (1905) are a few of the remaining Bethesda area estates. Caldwell's map of 1910 shows the predominance of large acreage farms and estates in Bethesda, even as a myriad of electric railway lines were operating and developers were laying plats for proposed subdivisions (Figure 3). Many of the subdivisions shown were not built out until the late 1930s.

By the 1920s, the private automobile had become the favored mode of transit. While suburban growth before 1920 was clustered near the District line, after 1920 it gained steadily on the County's farms, thanks primarily to the popularity of the car. Moreover, during World War I, the federal government workforce exploded from 39,000 to 94,000. This population surge resulted in the migration of thousands of families into Montgomery County looking to escape crowded urban quarters. Government clerks, lawyers, bankers, scientists, military officers, and other white-collar professionals that comprised the populations of communities like Chevy Chase, Kensington, Forest Glen, and Garrett Park were essentially city people living in the countryside. It was Washington that was the focal point of their lives and their place of employment, entertainment, and shopping. This attachment to the city would be especially true of a community like Brookdale developed in the following decade, as it was positioned right over the border with the city.

Montgomery County's population grew by 43% in the 1920s. Developers and real estate brokers responded by providing housing and new subdivisions, with approximately 80 subdivision plats filed during the decade. This building boom lasted from 1922-1926.⁵ Since driving was still considered a recreational activity in the 1920s and 1930s, the attachment to the grid pattern of the nearby city also was loosened in many subdivisions in favor of curvilinear roads, traffic circles, and cul-de-sacs. Garages, both detached and attached, were the most obvious architectural change.

New governmental bodies had been formed, such as the Washington Suburban Sanitary Commission (1918) and the Maryland-National Capital Park and Planning Commission (1927) to manage this growth by standardizing water and sewer systems and the process of zoning. Homeowners' associations, building codes, and taxing districts all served to regulate the composition and improvement of suburbs. Montgomery County's first zoning ordinance was passed in 1928, while subdivision regulations followed in 1934. With the increasing availability of long-term mortgages and the advent of the private automobile, home ownership in the suburbs became a reality for more and more people.

All in all, the larger scale of the communities, the changing street layout, mass-production and standardization of building materials, government sponsorship of building programs, availability of architect-designed house plans, and vast gains in infrastructure, all combined to produce more efficient, affordable, and often more homogeneous suburbs.

⁵ Andrea Rebeck, "Residential Subdivisions of the 1920s in Montgomery County", *Montgomery County in the Early Twentieth Century: A Study of Historical and Architectural Themes*, Silver Spring, Md: Montgomery County Historic Preservation Commission and Maryland Historical Trust, 1987.

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It was during the relatively nascent stage of community planning for the automobile that the development community was hit by the Depression. When the stock market crashed, many home-building companies were devastated. The Hopkins-Armstrong Company, developers of both Woodside Park and Carderock, are an example, as they folded in 1932. Many other concerns went out of business, while those that remained were financially distressed. Only two subdivisions were filed in the entire County in 1931.⁶

Fortunately, compared with other areas of the country, the Washington area was not as hard hit by Wall Street's collapse. With new federal employees drawn to New Deal projects, Montgomery County's population actually doubled after the Depression. As a result, it has been estimated that the Washington Metropolitan area contains the largest collection of Depression-era housing in the country.⁷ In fact, the population of Montgomery County more than doubled in the 1930s. Between 1935 and 1940, more than 7000 dwellings were constructed in Montgomery County, the same number of houses that had existed in the county in 1920.⁸

Brookdale

In Montgomery County, a few key parcels of land remained undeveloped close to the city even after the building boom of the 1920s. So it happened that during a time of an increasing government workforce, in the 1930s, Brookdale emerged on highly desirable parcels that were extremely convenient to town. The Shoemaker Farm composed the bulk of Brookdale's acreage (Fig 3). Isaac Shoemaker died in 1883. After his son Louis Shoemaker died in 1915, the family contracted with individuals who expressed interest in developing the farm. Donald Woodward of Woodward and Lothrop acquired the property which he retained as open space until Cooper Lightbown acquired it for his Brookdale development (Fig 4).

The community logically followed the development, at least on paper, of Friendship Heights as a commercial center. By 1931, the Chevy Chase Land Company was leading the way to have Wisconsin Circle zoned and developed for commercial use. Although the area remained largely undeveloped for several years, there was a combination bus and trolley station installed there as early as 1935. In 1950, when Woodward and Lothrop opened its first branch at Friendship Heights, the commercial center truly became a destination. The area's identity was further defined when GEICO opened its corporate headquarters there on a spacious site in 1959, removing an apple orchard for its parking lot, and beginning a history of highly contentious relations with neighborhood residents.

As a result of the way it was developed, Brookdale stands out as one of a number of premier neighborhoods within the context of the County, developed as it was during the years of the Depression and World War I to an especially high standard. Not large enough to be characterized as a true automobile suburb, the community nonetheless retains qualities that mark it as a product from that genre. Some of its streets enjoy gentle curves, and its houses feature driveways and garages.

The man with the foresight to see Brookdale's possibilities was Cooper Lightbown, someone who had a fortuitous combination of luck and great skill. He was in the right place at the right time, and knew how to grasp advantages to promote the best of circumstances. He launched Brookdale in late 1934. In December of that year, Cooper Lightbown acquired 8.4 acres from the estate of Thomas F. Riley, part of the Friendship tract located south of River Road. The parcel was adjacent to a subdivision known as American University Park that was still largely undeveloped.¹⁰ North of River Road was a second, 60-acre tract of land owned by Donald Woodward (Fig 4). It was conveyed to Cooper Lightbown in a series of deeds between 1937 and 1941.¹¹ These two properties became Brookdale. Lightbown laid them out in a series of plats (Fig 7).

⁶ "History of the Home Builders Association of Metropolitan Washington, Inc." in *Home Builder*, December 1965, pp 12. Robert Oshel, *Home Sites of Distinction: The History of Woodside Park*, 1998, p 78.

⁷ Rebeck, op cit.

⁸ MacMaster, Richard K. and Ray Eldon Hiebert, *A Grateful Remembrance: The Story of Montgomery County, Maryland*. Rockville, Md: Montgomery County Government and the Montgomery County Historical Society, 1976, pp 302-4.

⁹ Offutt, William. *Bethesda: A Social History of the Area Through World War II*. Bethesda, Md: The Innovation Game, 1995, p226. During World War II, some of the land occupied today by GEICO was a Victory Garden.

¹⁰ Montgomery County Land Records, Deed 582:304, 12-5-1934. Klingé, F.H.M. *Property Atlas of Montgomery County* (Landsdale, PA), 1931.

¹¹ Klingé Atlas of 1931, updated to 1935; Grantee Index, Land Records, Montgomery County Courthouse.

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The first section that Lightbown platted was a two-block area south of River Road at Western Avenue, literally just over the District line. Lightbown built the first houses on River Road and Cooper Lane, between Harrison and Keokuk.¹² Based on the number of houses built during his lifetime, evidence suggests that Cooper Lightbown built 126 houses in Brookdale.¹³ Late in Mr. Lightbown's life, his nephew Stanley joined Cooper in his business (Figs 8 & 10), and after Cooper's death, Stanley took on more responsibility, constructing houses in Brookdale. (See attachments at the end of this inventory form for a complete database of houses.)

Cooper Lightbown came by his building skill naturally. Born in the District of Columbia in 1886, he was the son of a bricklayer, Charles M. Lightbown, a native of New York. His mother was D.C. native Emma J Lightbown.¹⁴ In 1910, 24-year old Cooper was already constructing buildings on his own, beginning with a modest \$2,500 house. Over the next two years, he built houses for established Washington architects, including Harding and Upman, designers of the lavish Woodward Apartment building.¹⁵

Lightbown's career got a big boost when he moved to Florida, where he would further his reputation in the building trade by working on houses for the well-to-do. It was during the years of 1912 to 1928 that Lightbown lived and worked in Palm Beach, Florida. During this time, Palm Beach real estate boomed, creating an exclusive community of vacationers. By 1916, Cooper Lightbown was so active in building and design that he was heralded as the "hustling architect of Palm Beach."¹⁶ By 1922, he was elected Mayor of Palm Beach and was known for constructing high-style mansions of the finest quality materials in short time.¹⁷ Like many builders of the time, Cooper Lightbown was also a developer. In 1918, he planned a "high-class development" for large-scale houses with property sold for the highest price ever paid in Palm Beach, the first lot selling for \$50,000.¹⁸ Constructing most of the major commissions for master architect Addison Mizner, Cooper Lightbown was responsible for building some of the finest buildings in the Golden Age of Palm Beach. In 1919, Lightbown built Mizner's El Mirasol, which became the yardstick by which subsequent local residences were measured. At a time when Mizner ceased construction himself in favor of completely turning over to design work, Lightbown took charge of all building operations at El Mirasol. Lightbown's Palm Beach work culminated in the construction of Mar-A-Lago, the colossal mansion of E.F. Hutton and Marjorie Merriweather Post. This landmark residence was to be Lightbown's last work before he returned to Washington DC.¹⁹

A major hurricane struck Palm Beach in 1928 and Lightbown moved to Washington, D.C. that same year. He had gone to the Palm Beach area just as it was booming, and left just before its real estate went bust.²⁰ Although the factors associated with his move to

¹² These first houses are shown on Klingé 1931 Atlas, updated to 1935.

¹³ Only one house has been built in recent years, a house on Harrison Street built in 2005. Before that, the one house built after 1955 was constructed in 1965.

¹⁴ Cooper's older brother Charles Marcellus Lightbown was a builder. He constructed a complex of 12 steel workers houses in Capital Heights in 1907, one year after the Firth-Sterling Steel plant opened. "New Homes for Steel Workers," *Washington Post* 4-4-1907; Firth-Sterling Steel plant post card, collection of Jerry McCoy, Washingtoniana Division, DC Public Library Exhibit 5-2006.

¹⁵ The 1910 house was built for a family member. By 1911, he had built an \$8,500 house for the architectural firm Harding and Upman, architects of the lavish Woodward Apartment building. Other architects Lightbown worked with in 1911-12 included Francis D. Alexander, A. Goenner, J J Crane, and George P. Hales. Sources: *Washington Post* 10-8-1911; Brian Kraft.

¹⁶ "Two Millionaires Build Homes on the Gulf Stream Boulevard," *Palm Beach Post*, 4-12-1916, Archives of Historical Society of Palm Beach County, Inc.

¹⁷ Lightbown was regarded as a builder of esthetically pleasing structures in 1916 when he sold his "handsome" Royal Park residence to A B Cobb "lumber king of New York." *Palm Beach Post*, 4-12-1916, 4-26-1921, 3-21-1922, 7-12-1922. Obituary. In news articles, Lightbown was hailed as a diplomat and skilled politician. In 1921, newspaper accounts covered a contentious trial in April 1921, four months after his divorce from Dyol Prather. He was ordered to pay \$5,000 bond to keep the peace for one year. Cooper's children were born between 1912 and 1916. His second wife was Ella Murray, a highly regarded Washington DC-born singer. *Palm Beach Post* 4-28-1921; July 3, 1919 news clipping; *Palm Beach Life* August 1975. US Census records 1920, 1930. After serving on the town council, Cooper Lightbown was elected mayor of the Town of Palm Beach, a position he served from 1922 until 1928.

¹⁸ With partner Edward McKenna, he platted West Palm Beach's Lakewood subdivision in 1924. *Palm Beach Post* 8-30-1918. Application for Historic Designation of Millard Lightbown House, 125 E Lakewood Road, 1-25-2005, City of West Palm Beach, Historic Preservation Division.

¹⁹ Mizner arrived in Florida in 1918. Donald Curl, *Mizner's Florida: American Resort Architecture*, 1984, p65. *Palm Beach Post* 4-3-1920. Donald Curl, "Joseph Urban's Palm Beach Architecture," *The Florida Historical Quarterly*, LXXI: 4 (April 1993), 443. City of West Palm Beach, HP Division, Research Notes, Cooper Lightbown. A full listing of Cooper Lightbown's life work is available on database in the Historic Preservation Office, Montgomery County Department of Planning.

²⁰ While Lightbown was headed for success in the northeast, Addison Mizner's career failed. He developed Boca Raton in 1925, just at the end of the Florida real estate boom. Suffering from financial ruin and ill health, Mizner died in 1933.

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Washington are not known, it turned out to be a fortuitous decision for him, for in relative terms, the Washington area did not suffer as greatly from the effects of the Depression as the rest of the country.²¹ Government programs in the New Deal era meant increased labor force and need for housing, and Lightbown was poised for action. Unlike contemporaries such as Addison Mizner, he had not overextended himself financially.²²

In 1930, at a time when hundreds of properties in the Washington area were being sold for back taxes, Cooper Lightbown built his own family a spacious brick and stone house at 4803 Colorado Avenue in the subdivision of Crestwood, just off Sixteenth Street. It was his first construction project after he moved back to the Washington area. The house cost \$16,000 to build, a princely sum for the time.²³

His own family settled, Lightbown developed his business strategy for Brookdale in 1934: he would target prospective homeowners interested in good design and modern technology at a reasonable price. He was aiming for the solid middle class. Lightbown did not establish construction restrictions to specify minimum construction costs or setbacks, such as were in place in Chevy Chase, because he was constructing all of the buildings himself and therefore did not need to worry what other builders might do in his planned community. (The first subdivisions Lightbown was involved with upon his return to the Washington area were ones in which he joined other builders to construct houses, such as Brookmont, along the Potomac.²⁴) And unlike other developers who were promising exclusive communities of country clubs, Lightbown did not offer deed restrictions or clubhouse amenities, banking instead of the desirability of finely crafted homes close to transportation and shops.²⁵

Lightbown's ads described Brookdale as "a community of distinctive small homes." In fact, Brookdale represents a thematic suburb wherein the houses are designed in a cohesive architectural spirit, in this case, one of English bent. The community fits well within the body of development work that was designed by trained builders, not architects. The American Institute of Architects recognized this early 20th-century trend. Ascertaining that the majority of people constructing houses were not able to afford architects, the American Institute of Architects established the Architects' Small House Service Bureau to provide construction plans to builders. According to

²¹ Donald Curl and Barbara E Mattick, National Register of Historic Places Registration Form, "Via Mizner," Bureau of Historic Preservation, Tallahassee, Florida, 1993. In 1928, Lightbown moved to Washington, DC. He had established himself in business and community. Cooper Lightbown was the Vice President and General Manager of the National Cold Steam Company, and he served on the Board of Directors for the Devitt School, Upton Street NW. Remembering the citizens of Florida, Lightbown participated in a Washington DC appeal to Red Cross Headquarters for aid to hurricane victims. *Washington Post* 8-19-1928. His brother Charles Marcellus Lightbown continued to build houses in the Washington area while Cooper was in Florida. Charles constructed several houses in Chevy Chase Section 5, including his own house at 3805 E Thornapple Street. M-NCPPC research files, Chevy Chase building permit index. Deed of Release 485:344. The Chevy Chase Land Company pioneered restrictive deeds in Montgomery County to create exclusive communities. Elizabeth Jo Lampl and Kimberly Prothro Williams, *Chevy Chase: Home Suburb*, M-NCPPC, Maryland Historical Trust, 1998.

²² *Washington Post* 9-27-1928.

²³ Rebeck for Washington market. DC SHPO data base for Colorado Ave building permit. 1930 census for Lightbown residence.

²⁴ Cooper Lightbown's first Montgomery County project was Brookmont, a streetcar and resort community along the Potomac River that had been subdivided as early as 1929. In March 1932 he acquired property from the Grant Realty Company. He acquired 25 lots. Originally covenants encompassed setbacks and minimum construction cost, mimicking those in Chevy Chase. See Deed 534:123. The lots were located on both sides of Maryland Ave, between Broad St and MacArthur Blvd (Block 2, Lots 42-49; Block 5, Lots 4-6, 66-72). He also acquired lots on the east side of Ridge Road, from mid-block north to Maryland Ave (Block 6, lots 39-45). Exceptions were made for summer camps in one zone. Fences other than hedges were restricted. By June 1933, Lightbown had completed two groups of houses in Brookmont. The *Washington Post* noted that "simplicity and charm of early colonial architecture has been pleasingly expressed in the attractive new homes of Cooper C. Lightbown & Sons at Brookmont, Md." One group of houses included larger five- and six-bedroom structures. Lightbown built Brookmont's model home at 4102 Maryland Avenue, featuring shutters with candle cutout design. His other houses were more modest two-story "bungalow homes with built-in garage". These houses had painted brick and stained shingles.

²⁵ *Washington Post* advertisements: Rollingwood 9-24-1933; Greenwich Forest 12-9-1934, 10-13-1940. Most developers sold lots to individuals who constructed their own houses. In some cases, architects were affiliated with developers to construct the first few houses that served as models for the houses developers hoped would follow. Silver Spring's Woodside Park and North Hills of Sligo were examples of this type. Developers of Greenwich Forest (1932) and Woodhaven (1939), in Bethesda, used one architect exclusively for the first few houses. These were relatively small in scale. Brookdale was three times larger than Greenwich Forest, with 153 houses built 1934-1951 compared to Greenwich Forest's 52 houses built 1936-51. Other communities with building restrictions in deeds were Rollingwood and Morris Cafritz's Greenwich Forest.

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chairman Edwin H. Brown, their aim was to "improve the architecture of the small home" and "to insure good, safe, economical building."²⁶ Lightbown responded to this need, and went further.

The Washington Post even sponsored Cooper Lightbown in construction of a block of townhouses in Foxhall Village, in 1933. The newspaper ran a series of articles that promoted Lightbown's houses, hailing their attractive English cottage design, high-quality materials, and latest technology. According to the Post, the Foxhall houses were designed by Cooper Lightbown and Sons. During this period, Lightbown continued his practice of working with architects. In 1934, Lightbown built a group of houses in Kenwood designed by architect A. H. Thelander.²⁷

For Brookdale, Lightbown continued to select the English vocabulary, this time less overtly half-timbered Tudor and more rural English village. Though an early sketch for a Brookdale house shows a half-timbered house of simple design (Fig 9), only a handful of Brookdale's houses actually featured half-timbering. The latter architectural styling had become popular in the Bethesda area from the 1910s. Sometimes called the "Cottage Tudor," the style was modeled after houses in the Cotswolds. The modestly scaled, side-gabled houses often have a cross-gable roof or a projecting front-gable ell.²⁸

The exact design source for Brookdale's houses is unknown. Lightbown's houses in Brookdale resemble other English-inspired houses from the period. Similar architect-designed houses are found in Woodside, in the Silver Spring area, built between 1927-31.²⁹ The architect-designed Tudor Revival houses in Woodside Park, which were built in 1927, also included basement garages, stone/brick/slate materials, front gable ells, and false dovescotes. Typical house prices on one-acre lots in the 1920s were between \$15,000 and \$20,000.³⁰ In contrast, in Depression-era 1935, Lightbown was selling Brookdale houses from \$7,500 to \$9,500. In 1937, the range was \$8,250-10,950, and by 1939, it was up to \$9,950-13,250. By late 1939, Lightbown had built over 120 houses in Brookdale. Prices ranged from \$9,950 for a six-room, one-bath house to \$13,250 for a seven-room, 2½ bath house.³¹

In 1934, Lightbown specifically advertised his Brookdale residences as being "Electric Kitchen Health Homes" (Figs 12 & 13)³² In addition, Lightbown affiliated himself with specific business concerns in order to market his houses using popular technological developments. In 1934, Griffith-Consumers Company advertised Lightbown's Kenwood houses as being equipped with Electrol brand oil burners.³³ Brookdale houses in 1936 included the "newest oil-burning, air-conditioning equipment" and in 1939 "winter air conditioner heat (gas or oil), kitchen ventilating fans."³⁴ By marketing his properties that way, Lightbown was in conformance with the building industry of the 1930s, which emphasized the scientific and technological advantages new houses could offer to consumers. The Century of Progress Exposition in 1933 in Chicago, widely discussed in the industry, featured a house with all the latest in amenities titled the "House of Tomorrow."

²⁶ "Architects to Aid Home Builders", New York Times, July 21, 1922. *Small Homes of Architectural Distinction*, Harper & Brothers: New York, NY, 1929. Reprinted by Dover Publications in 1987 as *Authentic Small Houses of the Twenties*.

²⁷ Foxhall Village ads and articles in Washington Post Sept-Nov 1933 inc 9-17-1933, 10-1-1933, 10-8-1933, 10-15-1933. By August 1934, Lightbown had built ten houses in Kenwood. These included residences advertised as "French Provincial" at 5200 Dorset Avenue, (Washington Post,); and an "English Type All Stone Home" at 5208 Dorset Avenue (Washington Post 5-6-1934; 8-26-1934). Lightbown had purchased the lots in March 1934 from the Kennedy-Chamberlin Development Company, the developers of the Kenwood community. (Deeds 568:4; 574:392) Deeds included perpetual restrictions on 35-foot setbacks, with allowances for porches and bay windows; and prohibiting sale to non-Caucasians. The deeds had a standard clause that the Kennedy-Chamberlin Development Company reserved the right to review building design and construction until 1953. (Deeds. Offutt 1996, 266-271)

²⁸ *Washington Star* 6-14-1913, in Woodhaven Historic District, MHT form, 9-6. In 1913, the Washington Star heralded English Village section of Bradley Hills, "a section in which the old English type of architecture will be followed exclusively in the designing of homes." A Tudor Revival style shopping center on Wisconsin Avenue was part of the 1930s Leland development.

²⁹ Donald Johnson's house at 9405 Thornhill Road, built 1931 has false dovescote and front gable ell and large-timber front porch later found on Brookdale houses. Sally Gagné, *North Hills of Sligo Creek*, 2003, p97.

³⁰ Robert E Oshel, *Home Sites of Distinction: The History of Woodside Park*, Woodside Park Civic Association, 1998. MHT Inventory Form, Woodside Park.

³¹ W Post 5-8-1938; 5-7-1939; 11-26-1939.

³² *Washington Post* 9-15-1935. 4630 River Road house.

³³ *Washington Post* articles: Electrol houses in 6-17-1934; 8-26-1934; Brookmont houses in 6-11-1933. His Brookmont houses had General Electric kitchens featuring the same brand appliances including refrigerator, range, and clock.

³⁴ *Washington Post* 5-3-1936; 5-7-1939.

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As already noted, in addition to up-to-date technology and design features, Lightbown used extremely high quality building materials. His houses featured copper gutters and plumbing plus Vermont slate roofs.³⁵ Brookdale's houses were frame structures with brick and stone veneer. The Sanborn map clearly shows the distinction of the Cooper Lightbown Brookdale houses. Later houses, built after Lightbown's death, did not use brick in construction.³⁶

Another change during the evolution would be the location of the garage. The first houses built in Brookdale were those with detached garages, such as can be found at 4600 and 4602 Cooper Lane. Yet within one year, by 1935, Brookdale houses included basement garages, which can be found at 4606 and 4608 Cooper Lane. The succeeding houses in the community featured basement garages, which had become standard features in Washington Metropolitan suburbs.³⁷

Keeping up with the most current trend in automobile garages was not the only practice that showed Lightbown's talent for following emerging trends. The house at 4701 Dover Road, Brookdale, for example, had a basement recreation room in place by 1938. A *Washington Post* advertisement of that year highlighted the basement recreation room suite, complete with fireplace and lavatory.³⁸ Later that year, the paper grandly announced the opening of a recreation room in a 'House of Tomorrow' in Crestwood, which showed that the "rec room," in general, was cutting edge.³⁹

It was during this same year, 1938, that Brookdale had its biggest year of construction. In that year alone, 51 houses were built. After 1938, Cooper Lightbown turned his attention back to Washington, D.C. when he built 56 houses in neighboring American University Park. Cooper Lightbown died in 1941, only seven years after he first established Brookdale, ending a distinguished career as a homebuilder. Even during his lifetime, realtors selling houses marketed them as Cooper Lightbown-built houses.⁴⁰

Beginning in 1938 or 1939, it was Cooper Lightbown's nephew Stanley who took an active role in finishing out Brookdale.⁴¹ The business had always been a family concern, with several members of the Lightbown clan participating in the design and construction industries. A review of building permits reveals its familial nature. Beginning as early as 1933, Cooper Lightbown's business was recorded as Cooper Lightbown and Son, as demonstrated in the Foxhall Village building permit application. At that time, his oldest son, Cooper Jr. was 21 years old, and his younger son, Donald, was 17 years old.⁴² Between 1935 and 1938, the firm was identified as Cooper Lightbown & Sons, Builders—Owners in building permits. Then, from 1939 on, the company was known as Cooper Lightbown and Associates, Designers and Builders. It appears that it was at about this time that Cooper's nephew, Stanley Lightbown, joined the firm and expanded the community established by his uncle.⁴³

³⁵ *Washington Post* 5-7-1939.

³⁶ *Sanborn Fire Insurance Map*.

³⁷ 1931 Klinge real estate atlas updated, at M-NCPPC; 1935 Klinge map updated, at MCHS. 1936 *Washington Post* ad for 4606 Cooper Lane. See Clare MHT forms for Chevy Chase basement garages.

³⁸ *Washington Post* 5-8-1938 pR5.

³⁹ Basement recreation rooms appear to have had their origins in the early 1920s urban environments in community clubhouses; schools; and apartment buildings. See *Christian Science Monitor*, "Community Club Opens in Salem," 2-13-1922; *New York Times*, "An Ideal Trade School," 7-17-1923; Need for recreation rooms in basements of apartment buildings in *New York Times*, 10-18-1924. The practice of building basement recreation rooms began to appear in the late 1920s. House of Tomorrow in *Washington Post*, 10-23-1938.

⁴⁰ Ancestry.com sources: US National Archives & Records Admin; National Cemetery Administration U.S. Veterans Cemeteries, c1800-2004 database.

⁴¹ Cooper Lightbown built a new residence for himself in Wesley Heights on Hawthorne Lane in 1937. The two-story brick house, 36x60, cost over \$13,000 to build. In 1939, Cooper built a spacious office building for his business, on Massachusetts Avenue. His last big project was the residence of Bishop Fulton Sheen, next door to Cooper's own residence on Hawthorne Lane. The house, costing \$15,000, was designed by F V Murphy.

⁴² The nature of the involvement of Cooper's sons in the business is unknown, as is the reason why they did not continue in the business. After Cooper's death, his sons enlisted in the army. Donald enlisted in 1941 and Cooper Jr. enlisted in 1943. Cooper Jr.'s occupation was given as "embalmer or boiler inspector." Cooper Jr. died in 1947 and is buried in Arlington Cemetery. In 1990, Donald died at age 73, in Palm Beach Florida.

⁴³ Cooper also had a daughter, Mary Jane Lightbown, who lived in the Washington area until after her father's death. She later became an architectural researcher for New York's Museum of Modern Art.

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Charles Stanley Lightbown (known as Stanley) was born in 1902 and had a varied career before turning to designing houses late in his life. He worked for the Ford motor company in Washington D.C., was jobless during the Depression, and worked for the U.S. Coast and Geodetic Survey after that. During World War II, Stanley was the Director of the Priorities Division for the Federal Public Housing Authority, established to provide war housing. Concurrently, C. Stanley Lightbown constructed his own Brookdale house at 5013 Brookdale Road in 1942. In 1945, Stanley platted Brookdale's Dover Court and designed houses in a compatible style to the houses his uncle had constructed. And like his uncle, he acquired Brookdale property, built houses, and then sold the lots to new homeowners. Stanley's real estate activity in Brookdale ended about 1949. Drawings in possession of M-NCPPC, Historic Preservation Section, show that Stanley was a talented renderer, if not a gifted designer. His son, Charles Stanley Lightbown, Jr., recalls that his father was an active designer in the Brookdale project. By 1949, however, Stanley and his family had hit hard financial times and moved out of Brookdale.⁴⁴

Cooper C. Lightbown Jr. married a Brookdale resident, the daughter of Retired Commander David Hunt Stuart of 4703 Dover Road. For the most part, Brookdale's residents were solidly middle-class, white collar workers. Homeowners included those who worked in the government, military, and legal professions. Edgar Morris, of 4509 Dalton Road, was a recent graduate of Georgetown University Law School when he settled into 4509 Dalton with his bride, Betty Boshchen, daughter of Major General Frederick Boschen, Chief of Finance.⁴⁵

Close to the neighborhood's inception, as early as 1936, Brookdale residents joined other local subdivisions to form the Bayard Heights Civic Association. Roads in the Brookdale area were still unpaved in 1937, so the community set up a committee to tend to the problem. A few years later, in January 1939, Brookdale had matured enough as its own community to organized its own Citizens Association under president F. W. Lemly. The group called for installation of street lights, traffic lights, repair and widening of River Road, and adequate police protection.⁴⁶ The citizens association remains extraordinarily active today.

⁴⁴Charles Stanley Lightbown, Jr. Frederick County, interview 4-2006. Born 1927, Charles remembers moving out of Brookdale when he was a teenager. Grantee index shows Stanley Sr. real estate activity picking up where Cooper's left off, Land records. 5013 Brookdale Rd in Deed 861:390. Plat 1629, 7-10-1945, Block F, Lots 1-14; Maryland State Archives MSA S 1249-9446.

⁴⁵ *Washington Post* 8-24-1937; 6-29-1939; 8-17-1941.

⁴⁶ *Washington Post*, 1-22-1939.

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FIGURE 1 USGS map, Washington West quadrangle 1965, photorevised 1980

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FIGURE 2: Brookdale Survey Boundary

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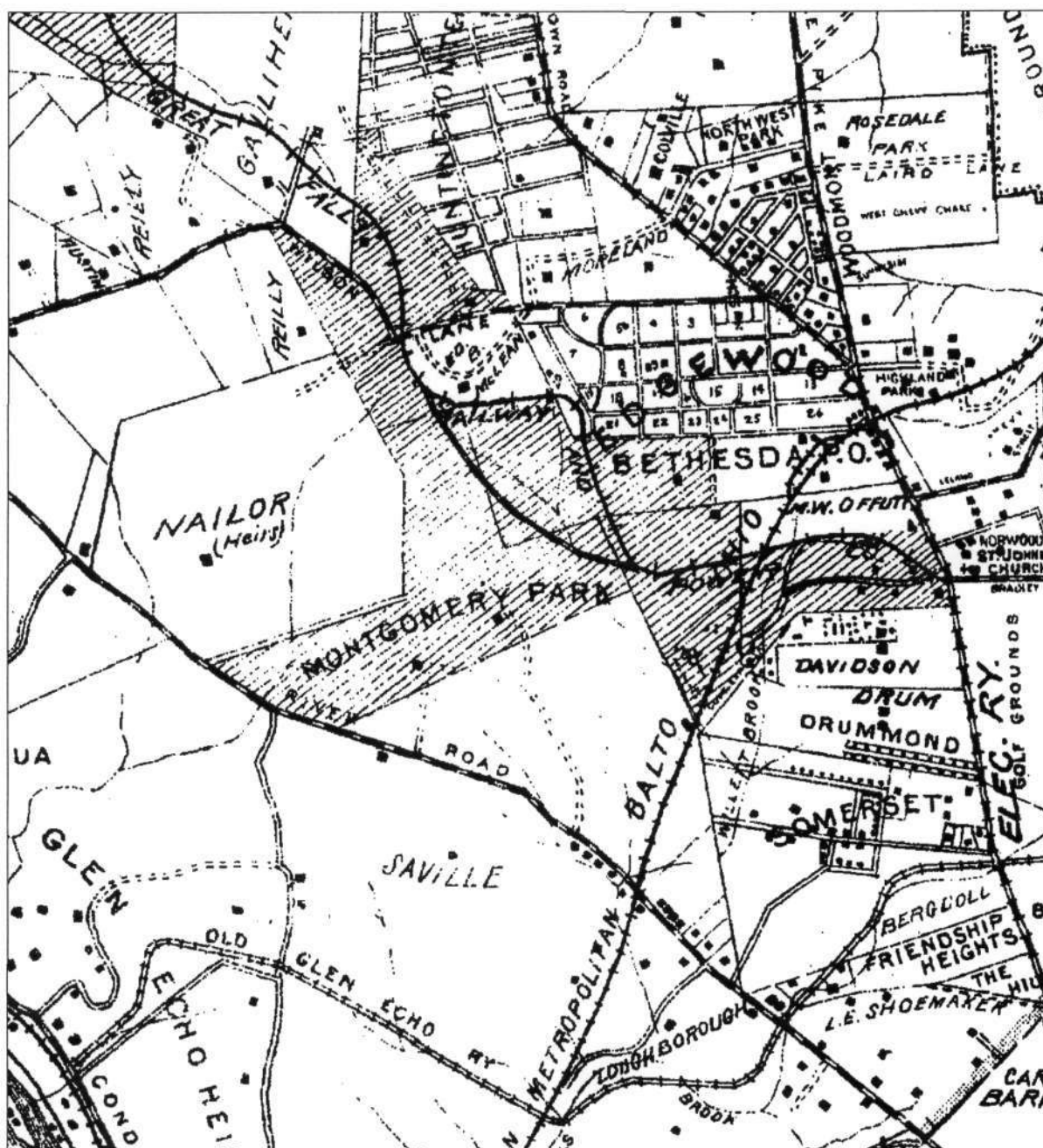


FIGURE 3 1910 Caldwell map of Bethesda . Area to become Brookdale is at lower right, north and south of River Road. Note "L.E. Shoemaker" farm. Dashed lines show streetcar lines. Source: William Offutt, Bethesda: A Social History (1995) p273.

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FIGURE 4A Brookdale South of River Road

Klinge Real Estate Map 1931 (Updated to 1935) showing 10 houses built in Brookdale south of River Road. Source: M-NCPPC, Montgomery County Historic Preservation Office, Silver Spring

FIGURE 4C Shoemaker House, 5305 Saratoga

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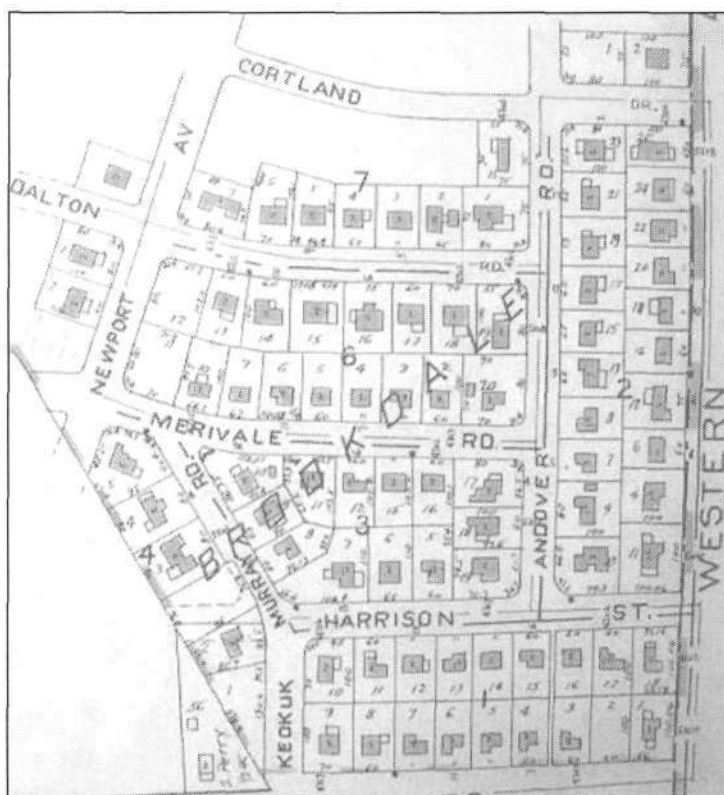


FIGURE 5 1941 Klinge Real Estate Atlas

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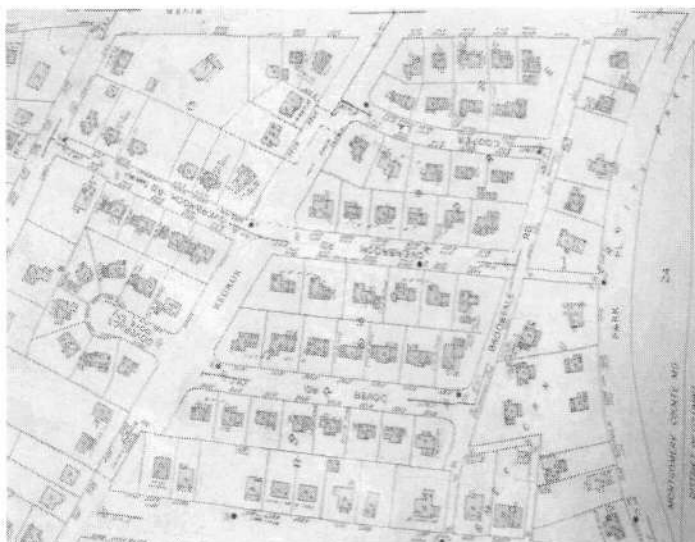
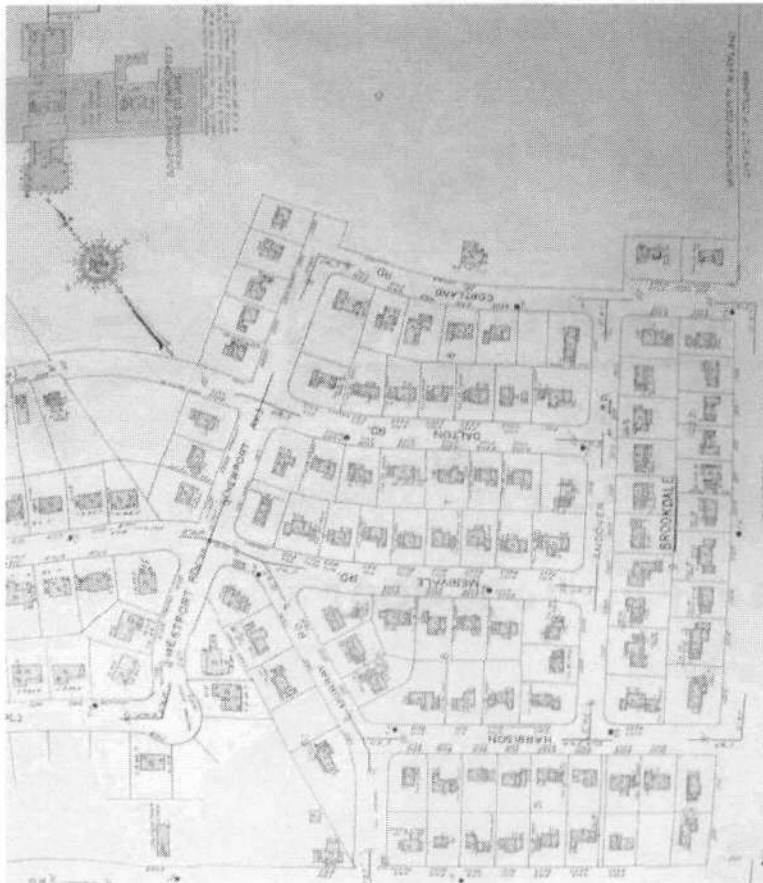


FIGURE 6 Sanborn Fire Insurance Atlas, 1927, updated to 1963.

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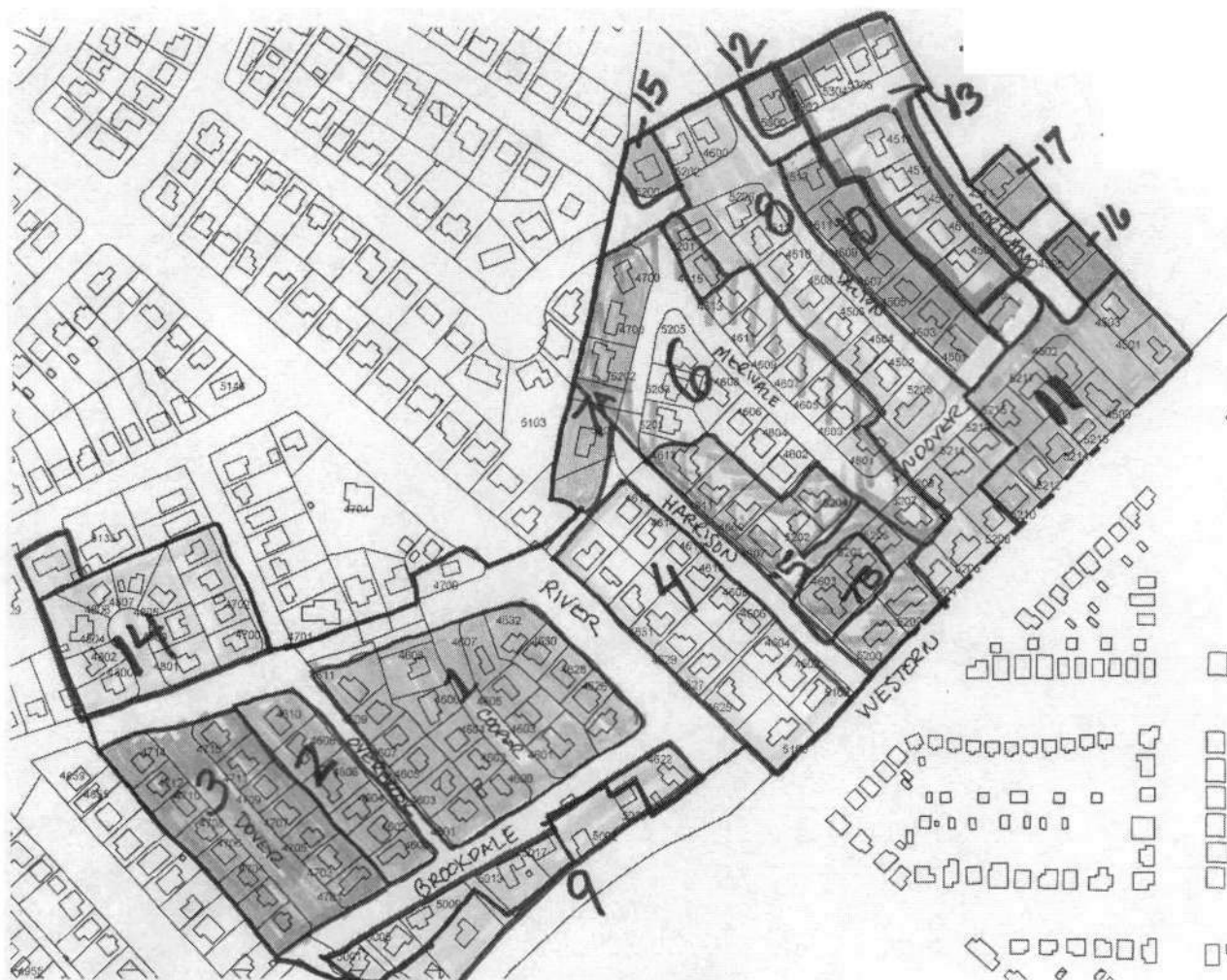


FIGURE 7 Chronological Sequence of Plats for Brookdale

- 1- 1934
- 2- 1936
- 3- 1936
- 4- 1937
- 5- 1937
- 6- 1938
- 7- 1938
- 8- 1938
- 9- 1938
- 10- 1939
- 11- 1939
- 12- 1941
- 13- 1941
- 14- 1945
- 15- 1948
- 16- 1953
- 17- 1953

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Name Brookdale
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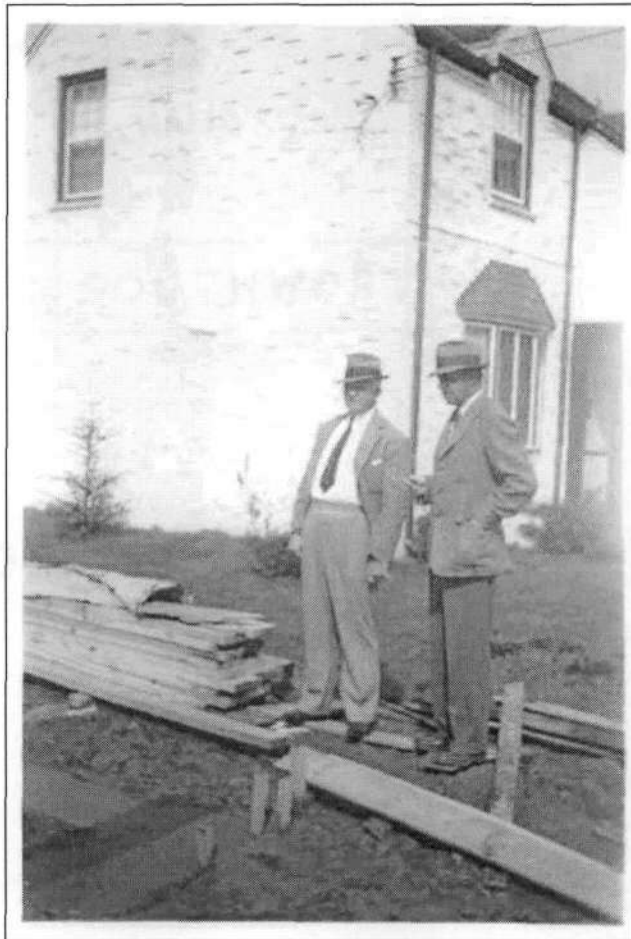


FIGURE 8 Cooper Lightbown, center, with his nephew Charles Stanley "Stanley" Lightbown, on construction site, backyard of 5102 Western Avenue. 4602 Harrison Street in background. Historic Photograph, c1938-39. Collection of Charles Stanley Lightbown, Jr.

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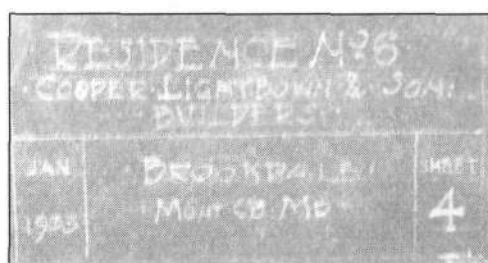


FIGURE 9 Cooper Lightbown & Son, Builders
Sketch of Residence No.6, Brookdale, 1935 4622 River Road Library of Congress

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FIGURE 10 Charles Stanley Lightbown rendering, 1938
Collection of Charles Stanley Lightbown, Jr.

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FIGURE 11a Historic Photograph of 4704 Dover, Stanley Lightbown Residence (Built 1937)
Collection of Charles Stanley Lightbown, Jr.



FIGURE 11b 4704 Dover Road, current view

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One of Two New Homes Completed in
Brookdale
"A Community of Distinctive Small Homes"

4710 River Rd.
\$9,250

Other distinctive small homes
in BROOKDALE from \$7,100
to \$9,100.

An achievement in small home construction, distinguished architecturally, built to the high standards of excellence of builders who have long specialized in the construction of fine homes. This beautiful home, perfect in its appointments, surprisingly low in price, is a value worth your immediate consideration.

Open for Inspection
Daily and Sunday Until 9:00 P. M.
Drive out Wisconsin Ave. to River Rd.; West on
River Rd. 1/2-mile to homes. Two blocks beyond
40th and Friendship Sts.

Cooper Lightbown & Sons
Builders—Owners

FIGURE 12a. 4630 River Road (former address 4710 River Road)
Washington Post advertisement 9-15-1935

FIGURE 12b. 4604 Cooper Lane (1934)
M-NCPPC 3-17-2006



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Brookdale
"A Community of Distinctive Small Homes"



Illustrated is one of the many attractive, individually designed homes that have been built and sold in BROOKDALE.

EACH HOUSE in BROOKDALE has been designed and built with the idea that it will become a cherished and enduring home.

It is our belief that nowhere in the greater Washington area will you find homes of such substantial character, so delightfully situated or so attractively priced as in BROOKDALE, the Community of Distinctive Small Homes.

At this time we offer three other completed houses for your selection at prices ranging from
\$8,250 to \$10,950

THIS IS AN
ELECTRIC KITCHEN
HEALTH HOME

Brookdale is one block beyond Western Ave. and River Rd. on River Rd., 2 blocks beyond 46th and Fessenden Sts.

COOPER LIGHTBOWN & SONS
Builders and Owners

FIGURE 13. 4701 Dover Road Washington Post advertisement 5-23-1937

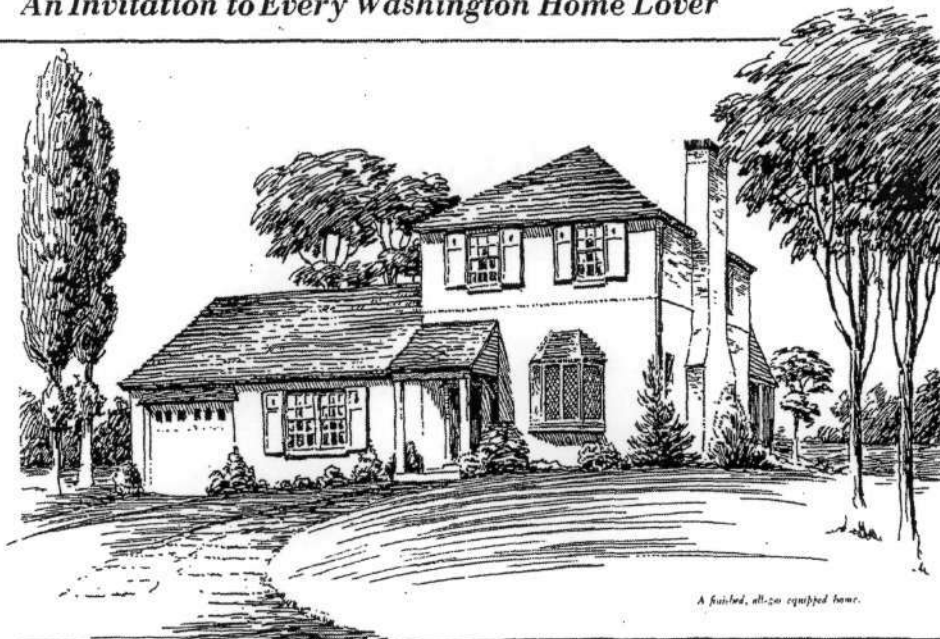
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An Invitation to Every Washington Home Lover



To you who plan to buy a home, either in the near or distant future, we extend this cordial invitation to visit Brookdale, the community that is changing the entire idea of residential communities. Let us show you the many home designs which have been studied and approved for use here.

See the furnished model home, open from 10 to 6 daily, then observe the beautiful homes which are already occupied in Brookdale. You will find a new and higher standard of living; and your home here may be planned to meet your individual requirements at a price ranging upward from \$9,000.

BROOKDALE—Western Avenue and River Road, on River Road, one block beyond 46th and Fessenden Streets.

Brookdale

"A COMMUNITY OF DISTINCTIVE SMALL HOMES"

We have designed and are building several artistic, practical homes for less than \$10,000 which may be purchased under the new FHA act. With this arrangement it is possible to buy the above house under the following plan.

\$9,950

Price	\$9,950
Down Payment	1,400
Monthly Payment, (including interest, taxes, insurance and payment on the principle)	\$72.50

HOMES OF QUALITY

Brookdale homes are built to the highest construction standards, using the finest and most practical materials the market

"Carefree Comfort With Modern Gas Appliances"

DESIGNERS **COOPER LIGHTBOWN & SONS** BUILDERS

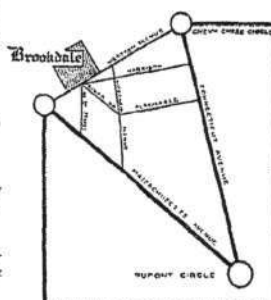


FIGURE 14. Washington Post advertisement 2-27-1938
Mirror image of 5204 Andover Road and 4633 River Road

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Brookdale Home of Dr. and Mrs. C. R. Shelton



Residence at 4600 Merivale road, Brookdale, Md., recently purchased by Dr. and Mrs. Charles R. Shelton from Cooper, Lightbrow & Sons, developers of that community.

Post Staff Photo.

FIGURE 15a. *Washington Post* advertisement 2-27-1938 4700 Merivale Road



FIGURE 15b. 4700 Merivale Road M-NCPPC 3-20-2006

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Brookdale

A Community of Distinctive Small Homes



\$11,500

4707 Dalton Road

(Two Blocks From St. Francis, N.W.)

Six Beautiful Rooms
(Plus Breakfast Alcove)

Two Baths

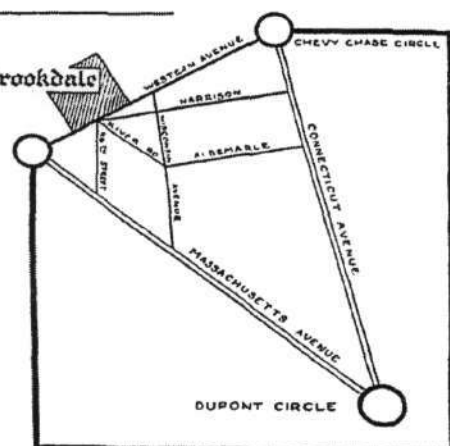
Eight Large Closets

We Present for Public Inspection

<p>\$9,950 \$10,100 \$11,500 \$13,250</p>	<p>Six Rooms Six Rooms Six Rooms Seven Rooms</p>	<p>One Bath One and Half Baths Two Baths Two and Half Baths</p>	<p>Breakfast Room 70 Ft. Frontage Breakfast Room Breakfast Room</p>
---	--	---	---

ALL HOMES CONTAIN

1. Winter Air Conditioner Heat (Optional Gas or Oil)
2. Copper Screens—Gutters—Flashings—Downspouts
3. All Copper Plumbing
4. Vermont Slate Roofs
5. Kitchen Ventilating Fans
6. Large Screened Porches



"Over 100 Discriminating Purchasers Now in Brookdale"

COOPER LIGHTBOWN AND ASSOCIATES

Designers and Builders

FIGURE 16. Washington Post advertisement 2-27-1938 4507 Dalton Road

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Brookdale
A Community of Distinctive Small Homes



5210 WESTERN AVE.
Price \$10,250
3 bedrooms—1½ baths—60-foot lot
Near Harrison St. and Western Ave.

COOPER LIGHTBOWN & ASSOCIATES
Designers and Builders
We Now Have 120 Homes in Brookdale

FIGURE 17a. *Washington Post* advertisement 11-26-1939 5210 Western Avenue



FIGURE 17b.
5208 Andover Road M-NCPPC 3-20-2006

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FIGURE 18a. 4506 Dalton Road (1938)
Photographer Clare Lise Kelly 5-24-2006

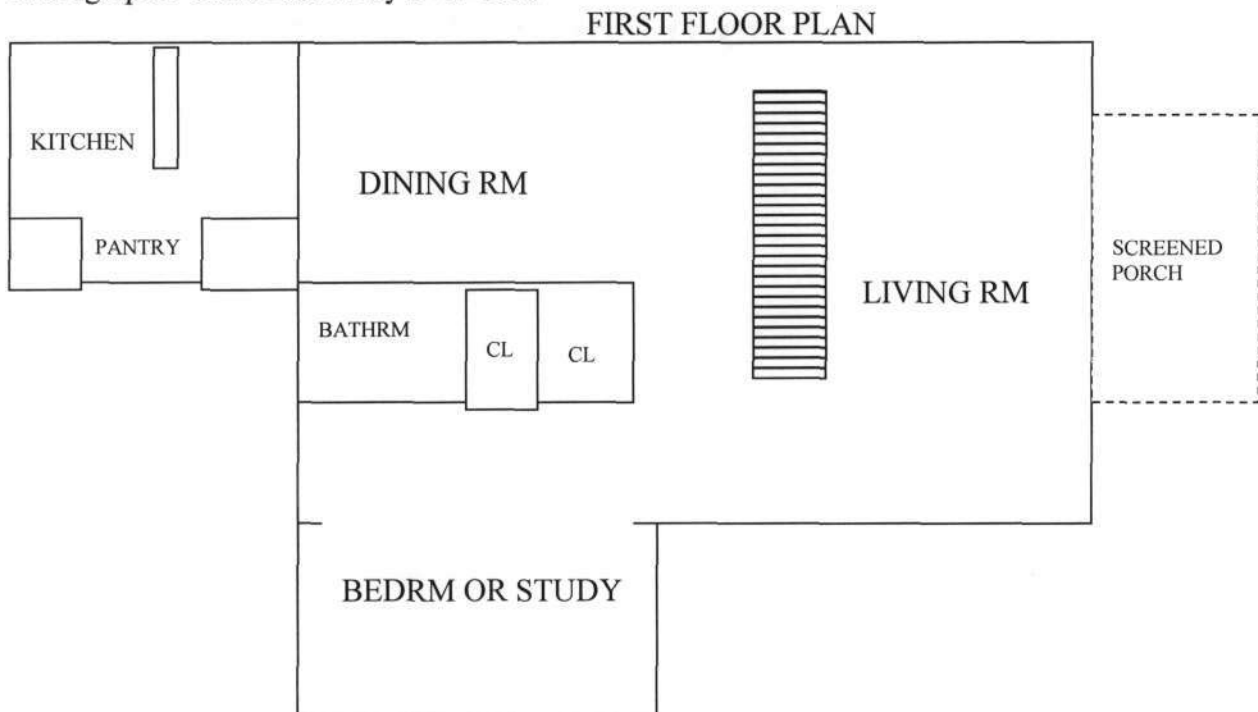


FIGURE 18b. 4506 Dalton Road Floorplan
Clare Lise Kelly 5-24-2006

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FIGURE 19. 4512 Dalton Road (1940)
M-NCPPC 3-20-2006



FIGURE 20. 4709 Dover Road (1936)
M-NCPPC 3-17-2006

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FIGURE 21. 4707 Dover Road (1936)
M-NCPPC 3-23-2006



FIGURE 22. 5211 Andover Road (1939)
M-NCPPC 3-20-2006

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FIGURE 23. 4700 Dover Road (1937) M-NCPPC 3-17-2006



FIGURE 24. 4632 River Road (1935) M-NCPPC 3-17-2006

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FIGURE 25. 4516 Cortland Road (1939) M-NCPPC 3-20-2006



FIGURE 26. 5302 Westport Road (1938) M-NCPPC 3-20-2006

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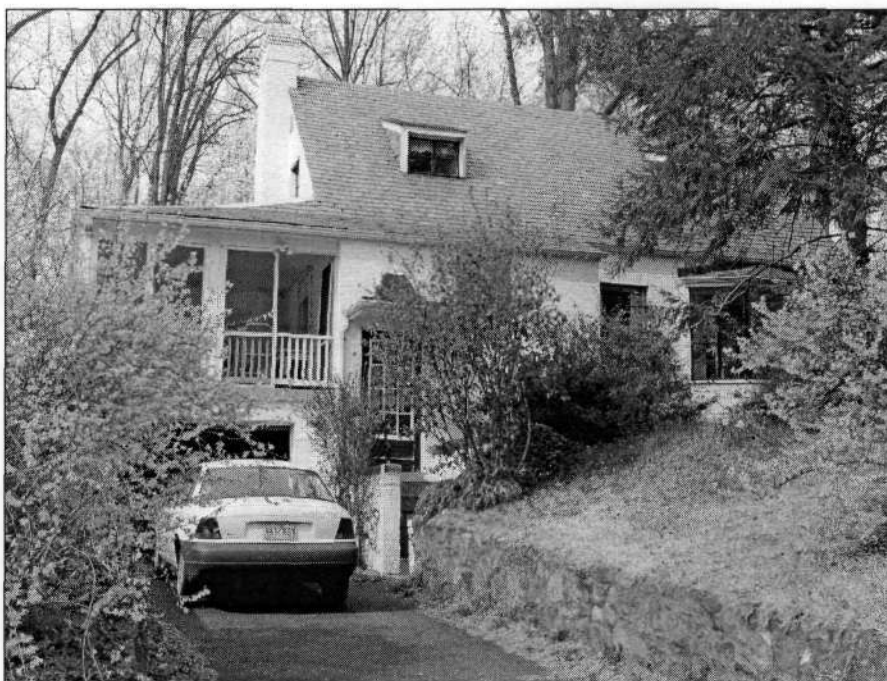


FIGURE 27. 5308 Westport Road (1947) M-NCPPC 3-20-2006



FIGURE 28. 5200 Westport Road (1951)

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TABLE 1: Brookdale Houses Database, 2006 Survey

Key to Table

Street Address – address of primary and historic façade

Type - house type as described in Section 7

Rank –

O = Outstanding. Built during the period of significance, high level of architectural detailing and integrity

C = Contributing. Built during the period of significance, moderate level of architectural detailing, integrity good to fair.

NC = Non-Contributing. Built after the period of significance

Design Notes – particular noteworthy architectural features

Date – Construction Date

History Notes – includes sources for construction dates.

TAD = State Tax Assessment Data. This information is not always reliable, but for this survey the dates were cross-checked with other sources including newspapers and deeds to verify dates.

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BROOKDALE HOUSES, BY DATE

#	STREET	TYPE	RANK	DESIGN NOTES	DATE	HISTORY NOTES
4600	COOPER	1A	C		1934	
4601	COOPER	1A	C	WINDOWS	1934	
4602	COOPER	1A	C	TREE-DETAIL SHUTTERS	1934	
4604	COOPER	3	C		1934	MD TAD
4606	HARRISON	2B	C		1934	MD TAD
4603	OVERBROOK	1B	C	DENTIL; ROOF R	1934	MD TAD
4626	RIVER	1B	C	SAWTOOTH; DIAG BD SHUTTERS	1934	MD TAD
4606	COOPER	1B	C		1935	W Post ad; NASH House; MD TAD
4608	COOPER	2A	C	FRENCH PRV DETAIL	1935	MD TAD
4601	OVERBROOK	1B	C		1935	MD TAD
4604	OVERBROOK	1B	C	SAWTOOTH; GN SLATE	1935	MD TAD
4622	RIVER	4	C	HALF-TIMBERED; ORIG DOOR	1935	Brookdale Plan #6
4628	RIVER	1B	O	CORBELL CORNICE; LT GN SLATE	1935	Klinge; MD TAD
4630	RIVER	3	C	HORSESHOE ARCH; LT GN SLATE	1935	WPost ad 1935; Millicent Harris
4632	RIVER	4	C	HALF-TIMBERED; ORIG GRG DOORS; GN PRP SLATE	1935	Klinge
4603	COOPER	1B	C	WINDOWS	1936	
4701	DOVER RD	1B	O	CORNER LOT; PRP SLATE SEE 4513 DALTON	1936	WPost ad 5-23-1937; 5-8-1938; MD TAD
4703	DOVER RD	1A*	O	FLUSH BD SHUTTERS; ORIG GRG DOORS	1936	W Post ad; STUART House; MD TAD
4705	DOVER RD	1A*	C		1936	MD TAD
4707	DOVER RD	2A	C		1936	MD TAD
4708	DOVER RD	2B	C		1936	MD TAD
4709	DOVER RD	1C	O		1936	MD TAD
4710	DOVER RD	2A	C		1936	WP ad 6-6-1937
4711	DOVER RD	1B	C		1936	W Post ad; LEMLY Hse
4600	OVERBROOK	1B	C		1936	MD TAD
4607	OVERBROOK	1B	C	STONE; SAWTOOTH	1936	Wm E Bricker
4609	OVERBROOK	1A	O	STONE FACING	1936	
4610	OVERBROOK	1B	O	STONE; GN PRP SLATE	1936	
4611	OVERBROOK	1B	C		1936	MD TAD
4700	DOVER RD	4	C		1937	MD TAD

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4702	DOVER RD	2B	O	PEEPHOLE SHUTTERS; SAWTOOTH; PRP SLATE	1937	LIGHTBOWN-JONES HOUSE ; MD TAD
4704	DOVER RD	2B	C	SAWTOOTH	1937	MD TAD
4706	DOVER RD	4	C		1937	MD TAD
4712	DOVER RD	1B	C	CLIPPED GABLE; GN PRP SLATE	1937	
4715	DOVER RD	1B	C	ADDITIONS	1937	
4611	HARRISON	2B	C	CANDLE CUT SHUTTERS; DOORS O; ROOF R	1937	
4612	HARRISON	2A	O	STONE; TREE CUT SHUTTERS; SAWTOOTH	1937	house on 1-1938 plat
4613	HARRISON	1B	O	GN PRP SLATE	1937	
4607	MERIVALE	1A	C	STONE FACING; GN PRP SLATE	1937	WP 6-20-1937; 1938 ACC TO MD TAD
4602	OVERBROOK	1B	C	LT GN PRP SLATE	1937	MD TAD
4605	OVERBROOK	1A	O	STONE; BRKT LINTEL; ORIG GARAGE DRS; GN/PRP SLATE	1937	W Post ad; Bartley Hse
4606	OVERBROOK	1B	C	GN PRP SLATE	1937	MD TAD
4608	OVERBROOK	1B	C	GN PRP SLATE; SAWTOOTH; ORIG GRG DOOR	1937	MD TAD
5200	WESTERN	1B	C	HIP DORMERS; PRP SLATE	1937	WP 1-16-1938; Calvin Todd
5202	ANDOVER	2B	C		1938	MD TAD
5204	ANDOVER	2B	C	EXTENDED GARAGE	1938	Rolland McKee; Plat; MD TAD
5205	ANDOVER	1B	C	LG REAR ADDITION	1938	MD TAD
5207	ANDOVER	1B	C		1938	MD TAD
5026	BROOKDALE	4	C	WINDOWS; ROOF	1938	MD TAD
4605	COOPER	1A	C	CLINKER BRICK; WINDOWS R	1938	MD TAD
4607	COOPER	2B	C	FRENCH PRV; HALF TBR	1938	MD TAD
4501	DALTON	6	C		1938	WPost ad 5-7-1939; MD TAD
4502	DALTON	1A	C	GN PRP SLATE	1938	MD TAD
4504	DALTON	1A	C	PRP SLATE	1938	MD TAD
4506	DALTON	1B	C	GN SLATE	1938	MD TAD
4508	DALTON	5	C		1938	MD TAD
4510	DALTON	1B	C	CLINKER BRICK ; INFILL GARAGE	1938	MD TAD
4513	DALTON	1B	O	STONE FRONT GABLE; EXTENDED PORCH	1938	MD TAD; SEE 4701 DOVER
4600	DALTON	1A	C		1938	MD TAD
4714	DOVER RD	1B	O	GN PRP SLATE	1938	
4602	HARRISON	1B	C		1938	MD TAD
4604	HARRISON	1A	O	STONE; GN SLATE	1938	
4607	HARRISON	1B	C	GN SLATE	1938	MD TAD

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4608	HARRISON	1A	C	PRP SLATE; BELT COURSE	1938	MD TAD
4610	HARRISON	1B	C		1938	MD TAD
4614	HARRISON	1B	C	PRP SLATE	1938	
4616	HARRISON	2B	C	DIAMOND DESIGN DOOR	1938	MD TAD
4601	MERIVALE	1B	C	DIAMOND DESIGN DOOR	1938	FISCHER HSE (still owner)
4602	MERIVALE	1A	C	ADDITIONS	1938	MD TAD
4603	MERIVALE	2A	O	STONE, ARCH DOOR, BELT CRSE; PRP SLATE	1938	
4604	MERIVALE	1A	C		1938	MD TAD
4605	MERIVALE	1B	C		1938	MD TAD
4606	MERIVALE	1A	C		1938	MD TAD
4608	MERIVALE	1B	C	GN SLATE	1938	MD TAD
4609	MERIVALE	1A	C		1938	MD TAD
4611	MERIVALE	1B	C	FALSE DOVECOTE; SAWTOOTH; STONE	1938	MD TAD
4613	MERIVALE	1A	C	GN SLATE	1938	MD TAD
4615	MERIVALE	1A	O	SQ BAYS; BELT CRSE; GN PRP SLATE	1938	
4700	MERIVALE	2B	C	PRP SLATE	1938	MD TAD
5200	MURRAY	1B	C	DIAMOND PANE DOOR; GN PRP SLATE	1938	MD TAD
5201	MURRAY	1B	C		1938	MD TAD
5203	MURRAY	1A	C	ARCH DOOR	1938	MD TAD
5204	MURRAY	1B	O	FALSE DOVECOTE; WHITEWASHED	1938	
5205	MURRAY	1A	C	ARCH DOOR	1938	WP ad; Fred A Rohrs
4625	RIVER	2B	C		1938	MD TAD
4627	RIVER	1B	C	DIAMOND PANE DOOR; GN PRP SLATE	1938	MD TAD
4629	RIVER	1A	C	FRONT ADDTION	1938	MD TAD
4631	RIVER	2B	C	SAWTOOTH CORNICE	1938	MD TAD
4633	RIVER	2B	O	BELT COURSE; TREE CUTOUT SHUTTERS	1938	
4635	RIVER	1C	C		1938	MD TAD
4637	RIVER	5	C	PENT ROOF	1938	MD TAD
4700	RIVER	1A	C	GN SLATE	1938	
5100	WESTERN	1B	C		1938	MD TAD
5102	WESTERN	2B	C		1938	MD TAD
5202	WESTPORT	1A	C	WHITEWASH; GN SLATE	1938	MD TAD
5203	ANDOVER	1B	O	FALSE DOVECOTE	1939	MD TAD

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5208	ANDOVER	5	C	KITCHEN ADDITION	1939	MD TAD
5209	ANDOVER	1A	C	ADDITIONS; WINDOWS	1939	MD TAD
5210	ANDOVER	1C	C	UNTROWELED; GN PRP SLATE; WINDOWS R	1939	MD TAD
5211	ANDOVER	2A	O	STONE;QUOINS; GN SLATE	1939	MD TAD
5213	ANDOVER	1A	C	WINDOWS	1939	MD TAD
5217	ANDOVER	1A	C	STONE DOORWAY	1939	MD TAD
4500	CORTLAND	2A	O	BREEZEY GARAGE SLPG PORCH	1939	
4516	CORTLAND	6	C	GN SLATE	1939	MD TAD
4503	DALTON	1A	C		1939	MD TAD
4505	DALTON	2A	C	FRENCH PROVINCIAL WALL DORMERS	1939	MD TAD
4507	DALTON	1A	C	GN SLATE	1939	WP ad 5-7-1939; MD TAD
4509	DALTON	1A	C	2 STORY PILASTERS, QUOINS; PRP SLATE	1939	MD TAD
4511	DALTON	1A	C	STONE BASE CHIMNEY	1939	MD TAD
4603	HARRISON	1A	O	BELT COURSE; GN SLATE	1939	
4609	HARRISON	1B	C		1939	
5202	MURRAY	2A	C	GN PRP SLATE	1939	MD TAD
5202	WESTERN	1B	C	PRP SLATE	1939	MD TAD
5204	WESTERN	1A	C	GN SLATE	1939	MD TAD
5206	WESTERN	1A	C	BELT COURSE; PRP SLATE	1939	MD TAD
5208	WESTERN	1A	C	BOX BAYS; COPPER ROOFS	1939	MD TAD
5210	WESTERN	5	C	PENT ROOF; ALUM SIDING UPPER; FIBERGLASS ROOF	1939	WP 11-26-1939
5212	WESTERN	6	C	ASBESTOS SHINGLE	1939	MD TAD
5214	WESTERN	6	C	GN SLATE	1939	MD TAD
5216	WESTERN	1A	C	SQ BAYS W/ SCALLOP; GN SLATE	1939	MD TAD
5215	ANDOVER	2B	C	WINDOWS	1940	MD TAD
4501	CORTLAND	6	C	GREEN SLATE;WINDOWS R	1940	MD TAD
4502	CORTLAND	1A	C	WINDOWS; ADDITION	1940	MD TAD
4512	DALTON	1A	O	BOX BAYS, SCALLOP GN SLATE	1940	MD TAD; W POST
5201	WESTPORT	1A	C	GN SLATE	1940	MD TAD
5300	WESTPORT	2B	C	GN SLATE	1940	MD TAD
4503	CORTLAND	6	C	WINDOWS O; ROOF R	1941	MD TAD
5203	WESTPORT	1A	C	GN GY SLATE	1941	MD TAD
5001	BROOKDALE	2B	C	WINDOWS; ADDITIONS	1942	MD TAD
5005	BROOKDALE	2B	C	WINDOWS; ADDITIONS	1942	MD TAD

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5009	BROOKDALE	2B	C	COMPATIBLE ADDTN; WINDOWS	1942	MD TAD
5013	BROOKDALE	1A	C	ADDITIONS	1942	Stanley Lightbown House
5017	BROOKDALE	1B	C	WINDOWS	1943	MD TAD
4704	OVERBROOK	1A	C	PRP SLATE	1944	MD TAD
4706	OVERBROOK	1A	C	PENT ROOF; ASBESTOS SHINGLE	1944	MD TAD
4802	DOVER CT	1A	C		1946	MD TAD
4803	DOVER CT	1A	C		1946	MD TAD
4804	DOVER CT	1A+	C		1946	MD TAD
4700	OVERBROOK	1A	C		1946	MD TAD
4702	OVERBROOK	2B	C	BLK GLAZD BRICK; BELT CRSE; BREEZWY; GN PRP SLATE	1946	MD TAD
4508	CORTLAND	1A	C		1947	MD TAD
4510	CORTLAND	1B	C		1947	MD TAD
4512	CORTLAND	1A	C		1947	MD TAD
4514	CORTLAND	1A	C		1947	MD TAD
4807	DOVER CT	7	C	BREEZEWAY GARAGE	1947	MD TAD
5302	WESTPORT	7	C	BREEZEWY GARAGE	1947	MD TAD
5304	WESTPORT	1A	C	WHITWASH	1947	MD TAD
5306	WESTPORT	1A+	C		1947	MD TAD
5308	WESTPORT	7	C	BUMP-OUT BAY W/CASEMENTS	1947	MD TAD
4800	DOVER CT	1A	C		1948	MD TAD
4801	DOVER CT	1A	C		1948	MD TAD
4805	DOVER CT	1C	C		1948	MD TAD
4806	DOVER CT	1B	C		1950	MD TAD
5200	WESTPORT	7	O	SCALLOP CORNICE; DOOR TRANSOM	1951	MD TAD
4511	CORTLAND	8	C	ROOF R	1955	MD TAD
4505	CORTLAND	8	NC	SPLIT LEVEL	1965	MD TAD
4618	HARRISON	8	NC		2005	

9. Major Bibliographical References

Inventory No. M:35-159

See attached.

10. Geographical Data

Acreage of surveyed property 68.4 acres
Acreage of historical setting 68.4 acres
Quadrangle name Washington West

Quadrangle scale: 1:24,000

Verbal boundary description and justification

11. Form Prepared by

name/title Clare Lise Kelly and Elizabeth Jo Lamplorganization Montgomery County Planning Department, M-NCPPC date August 30, 2006street & number 8787 Georgia Avenue telephone 301-563-3402city or town Silver Spring state Maryland

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust

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PRIMARY SOURCES:

Newspapers

Washington Post, ProQuest

Palm Beach Post articles, Palm Beach County Historical Society and Florida State Historic Preservation Office

New York Times

Christian Science Monitor

Land Records

Deeds, Montgomery County Courthouse

Plats, Montgomery County, Maryland State Archives, plats.com

Maps

Klingé, F.H.M. *Property Atlas of Montgomery County* (Landsdale, PA), 1931 (updated to 1935) and 1941.

Sanborn Fire Insurance Atlas, Updated to 196-.

Other, Biographical

U.S. Census Records, 1880-1930.

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